



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-3

February 1, 2012

Mr. Clive Cun Liu
1844 Lancewood Avenue
Hacienda Heights, CA 91745

Dear Mr. Liu:

**7154 MOONEY DRIVE
ASSESSOR'S MAP BOOK NO. 5277, PAGE 1, PARCEL 13
ROAD RIGHT-OF-WAY WAIVER REQUEST FOR MOONEY DRIVE**

We reviewed your request to reduce the future right-of-way width required on Mooney Drive for the property located 7154 Mooney Drive.

The existing road right-of-way width is 40 feet with a planned right-of-way width of 60 feet. At the property location, under current County standards, we would require an additional 10-foot-wide strip for Mooney Drive.

However, due to the limited building setback of the neighboring properties and the future development patterns of the surrounding neighborhood, we recommend that the required width for Mooney Drive, along the property location, be reduced to 50 feet. This means an additional 5-foot dedication is required for Mooney Drive at this location. The additional right of way would be needed for future parkway improvements to accommodate Americans with Disabilities Act requirements.

A copy of this letter has been sent to the County of Los Angeles Department of Public Works' Building and Safety Division (East Los Angeles District office) and the Department of Regional Planning.

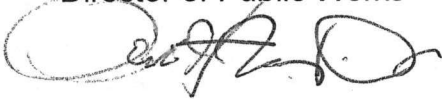
A modification to your building setback of the property location may be required. You may request a building setback modification from Regional Planning. For more information, please contact Mr. Larry Jaramillo of Regional Planning at (213) 974-6411 or ljaramillo@planning.lacounty.gov.

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If you have any questions or require additional information, please contact Mr. Sam Richards or Mr. Andy Narag at (626) 458-4921 or srich@dpw.lacounty.gov or anarag@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works



For ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

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cc: Department of Regional Planning (Larry Jaramillo)
bc: Building and Safety (East Los Angeles)
Survey/Mapping & Property Management (Engineering)